

**MINUTES OF THE  
VINEYARD TOWN AND OREM CITY JOINT COUNCIL MEETING  
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah  
June 23, 2011, 12:15 PM**

**PRESENT:**

Vineyard Mayor Randy Farnworth  
Vineyard Councilmember Jeff Gillespie  
Vineyard Councilmember Sean Fernandez  
Orem Councilmember Margaret Black  
Orem Councilmember Mark Seastrand  
Orem Councilmember Mary Street  
Orem Councilmember Brent Sumner

**ABSENT:**

Vineyard Councilmember Norman Holdaway  
Vineyard Councilmember Nathan Riley  
  
Orem Mayor Jerry Washburn  
Orem Councilmember Carl Hernandez  
Orem Councilmember Karen McCandless

**Staff Present:** Orem City Assistant Manager Jamie Davison, Vineyard Engineer Don Overson, Vineyard Deputy Recorder Heather White and Vineyard Town Clerk/Recorder Dan Wright

The Vineyard Town Council held a joint council meeting on June 23, 2011 starting at 12:15 PM in the Vineyard Town hall. The prayer was offered by Vineyard Town Councilmember Sean Fernandez.

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***Special Joint Study Session; 12:15 PM***

***Items of Common Interest***

Vineyard Redevelopment Agency

Mayor Randy Farnworth welcomed all who attended and mentioned that there were some concerns regarding the Vineyard Redevelopment Agency (RDA) at the last joint meeting. He thought the RDA Board was very careful and said the intent was not to steal existing businesses away from other cities or target businesses that wanted to relocate. Mayor Farnworth mentioned that the property being acquired by Utah Valley University (UVU) was not finalized and that the RDA Board members had concerns and specific requirements that needed to be met. Councilmember Jeff Gillespie mentioned that each project requesting to use RDA funds had to fit certain stipulations. He said the UVU project was a great idea, but that it needed to be done right. He said the use of the property would be at UVU's discretion, but that the RDA Board was told it would be used for ball fields. He said UVU would be a great anchor tenant, but the main attraction would be what might come around it. Councilmember Sean Fernandez thought the development around the UVU project would be important in order for the town to obtain increment to pay for infrastructure. Mayor Farnworth said many redevelopment agencies were failing and that the town was being very cautious. He said the RDA Board considered the concerns of the school district regarding the residential element and incorporated mitigation payments. He said the town was also trying to keep Mayor Washburn informed.

Assistant City Manager Jamie Davison said he appreciated the open dialog. He said he hoped Vineyard knew that Orem's commitment was to do the same. Mayor Farnworth appreciated working with Chris Tschirki and others regarding the water agreement.

Lakeside Power Plant Expansion

Councilmember Mark Seastrand asked about the Lakeside Power Plant expansion and talked about the steam output and the impression it gave. Engineer Don Overson explained that Rocky Mountain Power was getting ready to add fill material for the expansion. He said the construction would take place in 2012 and 2013, and that the power plant would be operational in 2014. Mayor Farnworth explained that the steam could not be seen during the summer and that it was a good clean energy. Mr. Overson explained that the stacks for Phase 2 would be smaller and said the configuration would be a little different.

#### Parking and Detention Pond in Orem Lakeside Sports Park

Councilmember Mark Seastrand asked if the parking near the Lakeside Sports Park was improved. Mayor Farnworth said it was better most days. Mayor Randy Farnworth said the town was concerned with the storm drain in the Lakeside Sports Park. He said the town had a letter defining the agreement between Vineyard and Orem in which the detention pond was to be maintained.

Councilmember Mary Street arrived at 12:38 PM.

Mayor Farnworth said something needed to be done about the detention pond because some Vineyard residents were getting flooded. He said there was no way the natural drainage could handle the water when Orem's 15 inch pipe was completely opened. Don Overson explained that Vineyard's pipe was 12 inches. He said originally a subdivision was going to be built, but it had not gone in yet. Mr. Overson explained that the 12 inch pipe was to handle ground water and not the amount of water that flowed when the detention pond was opened. Mr. Davison explained that the detention pond gate was opened by new maintenance personnel. The councilmembers discussed possible solutions. Mr. Davison suggested a meeting with Ed Gifford and Don Overson to find a solution that would work for both municipalities. He said part of the challenge with the detention ponds was the amount of rainfall that the area recently received coupled with new parks employees. He said he recognized that they needed to be more mindful. Mayor Farnworth suggested having an interlocal agreement. He said once the area was more developed the issue with the detention pond would solve itself. Mr. Overson mentioned that he would like to see the Eastlake Subdivision use the same drainage instead of the wetland area.

#### 575 South Road Detour

Mayor Farnworth said the town appreciated Orem's help with obtaining the 575 South detour. The councilmembers discussed the fact that Property Owner Verl Cook intended to close the road after it was no longer needed for the Geneva Road construction. Mayor Farnworth thought more Orem residents would use 575 South than Vineyard residents, but felt it was an asset for the town to try to keep the road open. Councilmember Seastrand suggested writing Mr. Cook a letter, signed by both councils, expressing their appreciation for working with the cities and adding the road. He wondered if more could be done for Mr. Cook. Mayor Farnworth explained that the town tried to negotiate with Mr. Cook, but he was not interested. Mr. Davison said that anything the councils could do cooperatively with Mr. Cook would be good. Engineer Don Overson mentioned that the development agreement between the LDS Church and Vineyard for the portion of 575 South on the LDS Church property needed to be finalized. He said the church was willing to work with the town.

#### Plan for Recreation Facilities in Vineyard

Councilmember Mark Seastrand said Orem City struggled with having enough recreation facilities. He wondered if the Vineyard Master Plan included facilities similar to Orem City. Councilmember Sean Fernandez explained that the town planned to acquire open space, but exact areas had not been determined. Mayor Farnworth said the Parks and Open Space Level of Service in Vineyard was

currently high and added that the town council had talked to Anderson Development about open space and parks. Engineer Don Overson mentioned that the town currently had a park impact fee and US Steel was planning to start capping a large area. He thought that area might be a good place for a large park. Councilmember Mary Street gave additional information about US Steel. She said US Steel was planning on capping an area of about 50 acres. She discussed the location, material and process of the clean-up. She said it would save US Steel a lot of money if they did not have to take the material off. She mentioned that there would be limits on the use of the property, but there would be no toxic concerns with the proper uses. Councilmember Margaret Black asked about the timeframe of the clean-up. Engineer Don Overson mentioned that Anderson Development was currently talking to US Steel. Councilmember Street added that the clean-up would be an 18-month process.

Councilmember Jeff Gillespie left the meeting at 1:10 PM.

Councilmember Mark Seastrand left the meeting at 1:11 PM.

#### Weeds - Sleepy Ridge Golf Course

Mayor Randy Farnworth discussed the concern with the weeds around the golf course property and the complaint from Vineyard residents. Assistant City Manager Jamie Davison took the name and address of the Vineyard resident and said he would get in touch with the golf course.

#### Economic Development Corporation of Utah

Councilmember Mary Street asked to discuss the Economic Development Corporation of Utah (EDCU). She said there were many fun projects and wondered if Vineyard and Orem could work together. She thought the two cities could work together in getting jobs in the area. She mentioned that Orem did not have any SURE Sites, but believed there were things that Vineyard and Orem could do to work together. Mayor Farnworth mentioned that there were companies that were not interested in pioneering the site. Councilmember Street agreed that pioneering was an issue. She said Orem City did not have the presence in the database to keep track of the information. Mr. Davison pointed out that municipalities needed someone to proactively keep up with the information from EDCU. Councilmember Street felt that what happened in Vineyard would affect Orem as well. She thought it would be nice to work together in order to help each community. Mayor Farnworth agreed.

#### ***ADJOURNMENT***

The meeting adjourned at 1:27 PM. The next Vineyard/Orem Joint Council meeting will be held on September 22, 2011 at noon in Orem City.

**MINUTES APPROVED ON - September 21, 2011**

**CERTIFIED CORRECT BY \_\_\_\_\_**  
**H. WHITE, DEPUTY RECORDER**